013.0	0012	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,400 / 981,400
					USE VALUE:	981,400 / 981,400
					ASSESSED:	981,400 / 981,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOONE MARJORIE
Owner 2:	
Owner 3:	
Street 1:	46 DOROTHY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOWE WILLIAM--ETAL -
Owner 2:	BOWE MARJORIE A -
Street 1:	44-46 DOROTHY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Wood Shingle Exterior and 3280 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	520,100	5,300	456,000	981,400
Total Card	0.115	520,100	5,300	456,000	981,400
Total Parcel	0.115	520,100	5,300	456,000	981,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.25 /Parcel: 299.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0012-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	520,100	5300	5,000.	456,000	981,400		Year end	12/23/2021
2021	104	FV	496,400	5300	5,000.	456,000	957,700		Year End Roll	12/10/2020
2020	104	FV	496,700	5300	5,000.	456,000	958,000	958,000	Year End Roll	12/18/2019
2019	104	FV	378,800	5300	5,000.	484,500	868,600	868,600	Year End Roll	1/3/2019
2018	104	FV	378,800	4700	5,000.	353,400	736,900	736,900	Year End Roll	12/20/2017
2017	104	FV	355,100	4700	5,000.	307,800	667,600	667,600	Year End Roll	1/3/2017
2016	104	FV	355,100	4700	5,000.	262,200	622,000	622,000	Year End	1/4/2016
2015	104	FV	316,200	4700	5,000.	256,500	577,400	577,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1347

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWE WILLIAM--E	1258-8		9/11/2002	Family	1	No	No		
	1053-180		1/1/1989		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2005	266	Siding	14,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021		MM	Mary M
2/23/2018	MEAS&NOTICE	BS	Barbara S
2/6/2009	Meas/Inspect	189	PATRIOT
5/2/2006	External Ins	BR	B Rossignol
10/28/2005	Fieldrev-Chg	BR	B Rossignol
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
8/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit: | Total: 456,000

PRINT

Date	Time
12/29/21	19:52:47

LAST REV

Date	Time
09/22/21	14:11:23

mmcmakin

User Acct

11025

GIS Ref

GIS Ref

Insp Date

02/23/18

!1347!

USER DEFINED

Prior Id # 1:	11025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98546326
Const Adj.:	0.97029907
Adj $ / SQ:	172.115
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753736
Depreciation:	233658
Depreciated Total:	520078

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

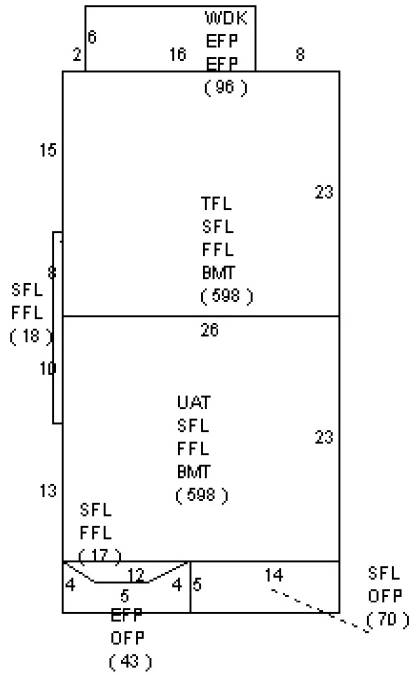
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.11
Special Features:	0	Val/Su Net:	105.71
Final Total:	520100	Val/Su SzAd	166.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,301	172.110	223,922
FFL	First Floor	1,231	172.110	211,873
BMT	Basement	1,196	51.630	61,755
TFL	Third Floor	598	172.110	102,925
EFP	Enclos Porch	235	37.660	8,849
UAT	Upper Attic	150	120.480	18,012
OFP	Open Porch	113	30.180	3,410
WDK	Deck	96	15.520	1,490
	Net Sketched Area:	4,920	Total:	632,236
Size Ad	3130	Gross Area	5368	FinArea 3280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0012-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1931	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	9X15	A	AV	2016	5.03	T	5	104			600			600

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300